

GENERAL PLAN AMENDMENT REPORT

FALLBROOK OAKS

**COUNTY OF SAN DIEGO
APN 107-070-03**

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Prepared For: Cabrillo Medical LLC
3721 Valley Centre Drive - Suite 100
San Diego, CA 92130

Prepared By
Morrison Engineering

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GENERAL PLAN AMENDMENT REPORT

I. INTRODUCTION

A. Proposed General Plan Amendment Summary

The Fallbrook Oaks development proposes to amend the County of San Diego General Plan Land Use Designations for the 27.2-acre (gross) parcel 107-070-03, located at the northwest corner of Reche Road and Ranger Road (see Figure No. 1). On February 17, 2005, the applicant filed a request for a Plan Amendment Authorization (PAA) with the County of San Diego Department of Planning & Land Use. This Plan Amendment Authorization request, PAA 05-002, was approved by the Department of Planning & Land Use on March 22, 2005 for processing in accordance with the Board of Supervisors Policy I-63.

The existing General Plan Land Use Designations are (6) Residential for 22 acres of the parcel; and (13) General Commercial for approximately 5.2 acres of the parcel (see Figure No. 2). The proposed General Plan Land Use Designation is (2) Residential for the entire property (see Figure No. 3). The proposed (2) Residential designation is consistent with the Draft General Plan 2020 Land Use Designation of the site as a Semi-Rural Residential 1 (SR-1, 2, 4) development.

The existing Land Use Designations would allow up to 7.3 dwelling units per acre and a commercial development. The 7.3 dwelling unit per acre density could potentially achieve 160 residential units within the residential area of the property, however, the A70 Use Regulation (zoning) limits the density to one dwelling unit per acre, or 22 residential units. The proposed Land Use Designation of (2) Residential would allow one dwelling unit per acre, resulting in a maximum of 27 residential units within the entire property.

A Rezone, Tentative Map and Site Plan application are in process concurrently with this GPAR. Currently, the Use Regulations (Zoning) for the property are A70 (Limited Agriculture) and C36 (General Commercial/Limited Residential). As previously stated, the existing zoning would allow 22 dwelling units (at one dwelling unit per acre) and a commercial development. The proposed Rezone would change the C36 Use Regulation to A70 making it consistent with the existing zoning classification on the remainder of the subject property. The A70 zone allows one dwelling unit per acre for a maximum of 27 dwelling units within the property (see Figure No. 4). The proposed Rezone is consistent with the Draft General Plan 2020 Semi-Rural Residential 1 designation that allows one dwelling unit per

acre. The Tentative Map for Fallbrook Oaks has been designed with one-acre residential lots and open space areas.

The proposed Land Use Designation Amendment and Rezone are consistent with the existing zoning for the majority of the property, and the Draft General Plan 2020 intent for one-acre residential lot development. The development of the property will alter its character from a single residence and open space, to a small residential neighborhood. The resulting impacts of development, such as an increase in traffic, impacts to natural open spaces, and an increased need for public facilities, such as schools, will be discussed in detail under those specific sections.

B. Physical Setting

The property is located in the unincorporated area of San Diego County, northwest of the intersection of Reche Road and Ranger Road (see Figure No. 1). Zoning surrounding the property is illustrated in Figure No. 4. The properties immediately to the north, west and east of the subject property are developed with residential buildings and orchards. A mobile home park is located directly to the south of the project along Reche Road.



Looking south along Ranger Road from the northeast corner of the subject property.



Looking west along Reche Road from the northeast corner of Reche Road and Ranger Road.



Looking northwest to the subject property from the southeast corner of Reche Road and Ranger Road.



Looking north to the subject property from the northeast corner of Valley Oaks Boulevard North and Reche Road.



Looking northwest along an existing private driveway along the western boundary of the project site. This private drive will be improved to County private road standards and shall be named Valley Oaks Blvd North.



Looking east to the project area from the existing private driveway proposed as Valley Oaks Boulevard North (approximately midway along western boundary of the subject property).



Looking southeast to the subject property from the northwest corner of the site.



Looking northwest to the subject property from Reche Road. The General Plan Amendment and Rezone involves this portion of the project site.

The vast majority of the site proposed for development consists of an existing abandoned orchard. The site also includes an existing residential structure and driveway accessing Reche Road. Onsite and east of the orchard, a coast live oak woodland area spans between existing drainage courses that are confluent to separate existing storm drain systems crossing Reche Road.

A slope analysis was performed using County of San Diego Classification Standards. Of the net 25.3 acres, 13.4 acres (53.2%) lie within the 0-15% classification, 9.6 acres (37.8%) lie in the 16-25% classification, 2.2 acres (8.6%) lie in the over 25-50% classification, and 0.1 acres (0.4%) lie in the 50% and greater.

Please note that the fire storm that occurred in October 2007 did burn the entire site. The existing abandoned orchard and the existing onsite structure were completely burned down, along with a portion of the existing Live Oak Woodland and the existing onsite (and adjacent) dry utility poles carrying overhead dry utility lines. Public agencies including the North County Fire Protection District (NCFPD) and San Diego Gas & Electric (SDGE) were involved in protecting this site and the surrounding areas during and after the fire storm. At that time their activities involved fire prevention and clearing. It is our understanding that their activities impacted the Live Oak Woodland on the perimeter of the site adjacent to Ranger Road. This area was completely shut off to the public during the mandatory evacuation period. SDGE has since removed the onsite dry utility poles and overhead utility lines.

C. Merits of Proposal

The proposed revision to the existing general plan designation will remove an (onsite) commercial use designation adjacent to the northwest intersection of Reche Road and Ranger Road (see Figure No. 2). The proposed General Plan Land Use Designation is also consistent with the Draft General Plan Land Use Designation (Draft GP 2020) proposed for the entire property as Semi-Rural Residential-1. The current commercial land use designation (C36) in this location is inconsistent with the surrounding residential development and does not serve as the best land use in this location. The re-designation from commercial to residential land use will result in a residential development that avoids potential adverse commercial impacts to topography, drainage and riparian habitat.

II. PLAN ISSUES

All of the parcels currently have a Current Urban Development Area (CUDA) General Plan Regional Category classification, which will remain.

The property is located within the Fallbrook Community Plan.

Accompanying this request is an associated proposal to rezone a portion of Parcel 107-070-03 from its current zoning classification of C36 to A70.

This section assesses the conformance of the proposed General / Sub-regional Plan Amendment to the pertinent goals, objectives and policies of both the General Plan and the Fallbrook Community Plan.

A. Conformance with General Plan Elements

Part I. Open Space Element

Countywide Recreation Areas

I-8 Goal II. Conservation of Resources and Natural Processes

- 1. Encourage the conservation of the habitats of rare or unique plants and wildlife.**

The biological survey of the site found no state or federally listed threatened or endangered species. A riparian habitat and open spaces will be conserved within the development site in accordance with local, state and federal guidelines. The maintenance and conservation of the sensitive areas onsite will be as coordinated with DPLU and conditioned on TM 5449, and as provided for in the final engineering of the site.

- 2. Encourage the conservation of the areas with sensitive plant life and irreplaceable, high quality plant and animal communities.**

The current onsite commercial land use designation (C36) includes the riparian habitat area of the property in the vicinity of the northwest corner of Reche Road and Ranger Road. The proposed re-designation to residential land use (A70) will then allow for development avoiding the riparian area and conserving it within an open space easement.

Water Bodies

I-15 Goal I. Health and Safety

- 1. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams and groundwater supplies.**

The proposed project will mitigate all pollutants leaving the site in accordance with the requirements for Low Impact Developments (LIDs) as are applicable to all priority projects as of March 24, 2008. As such, a state-of-the-art refined Drainage Study and Storm Water Management Plan (SWMP) are included with this submittal. The Drainage Study and the SWMP are coordinated documents and include engineered techniques to minimize if not eliminate surface runoff pollutants from impacting any water bodies downstream. As shown in the Drainage Study and SWMP, there is no surface runoff diversion in accordance with County guidelines. In addition, surface runoff from the residential site is carried to vegetated bio-swales specifically designed to adequately carry and slow (the flow of runoff). The bio-swales trap particulate pollutants, promote infiltration, and reduce erosion from storm water runoff as promoted by the Regional Water Quality Control Board. The swales are incorporated into the proposed grading and drainage design of the site, and are engineered in the Drainage Study and identified in the SWMP.

2.Protect life and property by regulating use in areas subject to flooding.

The developed area onsite is above and not confluent to any areas prone to flooding. Development of the site is also designed to mitigate flooding and erosion downstream. The area designated for grading and development includes the existing disturbed agricultural area onsite (orchard); and excludes the existing sensitive native Oak Woodland area and adjacent (50-foot) wetland buffer proposed onsite. The Tentative Map also specifies the demo and removal of the existing structure onsite and revegetation of the disturbed area to mirror the surrounding native habitat. It is anticipated that a Mitigation, Monitoring and Reporting Program (MMRP) will be established in support of the success of the revegetation process. The Oak Woodland and adjacent wetland buffer area would be preserved in an Open Space easement granted to the County San Diego on the recordation of the Final Map. In accordance with the requirements of the County Department of Public Works, the 100-year inundation line has been plotted as reference on both the Tentative Map (TM 5449) and the Grading Plan, and is computed downstream from the northerly sub-boundary line. The proposed project complies with all County drainage design standards. A comprehensive Drainage Study and SWMP are included with this submittal.

I-15 Goal II. Conservation of Resources and Natural Processes

3. Encourage the preservation of the significant natural features of the County, including the beaches, lagoons and shoreline.

The proposed project preserves a natural Live Oak Woodland and adjacent wetland buffer area (stated here as featured area). This featured area is categorized as a combination of non-native grassland, valley needle grassland, coast Live Oak woodland, adjacent wetland, and includes a small disturbed area that originally included a residential structure and access driveway off Reche Road. The existing residential structure was completely destroyed by fire in October 2007. As required by County DPLU the disturbed area is to be incorporated into the featured (sensitive) area and is designated for revegetation to mirror the existing adjacent habitat. This featured (sensitive) area is proposed for preservation in an Open Space easement that will be granted to the County of San Diego on recordation of the final map. In accordance with the topography of the site and the geometry of the featured area, an overlying Open Space easement will be granted over this area, spanning and encumbering various adjacent interior lots. The long-term maintenance (and restrictive use) of this dedicated Open Space within various interior lots, as requested by DPLU, will be the responsibility of the individual homeowners as specified on Title to their property.

As submitted to County DPLU, TM 5449 provides for the additional protection of the Live Oak Woodland and wetland riparian areas through adjacent design and restrictive use of a 50-foot Wetland Buffer and a 50-foot Limited Building Zone (LBZ) area, respectively. The wetland buffer and the LBZ locations have been reviewed and approved by DPLU, the North County Fire Protection District, and modeled for fire protection purposes.

6. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought and to protect air and water quality.

The proposed project preserves all of the featured (sensitive) areas onsite and proposes the dedication of an Open Space easement specifying maintenance and restrictive uses within this featured area.

All manufactured slopes shall be planted in accordance with County guidelines and stabilized during construction to prevent erosion and offsite siltation.

Floodplains

I-18 Goal I. Health and Safety

1. Protect life and property by regulating use in areas subject to flooding.

The developed area onsite is above and not confluent to any areas prone to flooding. Development of the site is also designed to mitigate flooding and erosion downstream. The area designated for grading and development includes the existing disturbed agricultural area onsite (orchard); and excludes the existing sensitive native Oak Woodland area and adjacent (50-foot) wetland buffer proposed onsite. The Tentative Map also specifies the demo and removal of the existing structure onsite and revegetation of the disturbed area to mirror the surrounding native habitat. It is anticipated that a Mitigation, Monitoring and Reporting Program (MMRP) will be established in support of the success of the revegetation process. The Oak Woodland and adjacent wetland buffer area would be preserved in an Open Space easement granted to the County San Diego on the recordation of the Final Map. In accordance with the requirements of the County Department of Public Works, the 100-year inundation line has been plotted as reference on both the Tentative Map (TM 5449) and the Grading Plan, and is computed downstream from the northerly sub-boundary line. The proposed project complies with all County drainage design standards. A comprehensive Drainage Study and SWMP are included with this submittal.

2. Reduce the need for the construction of major flood control improvements.

There are no requirements for the construction of major flood control improvements. The County DPW has reviewed and approved the drainage design as depicted on TM 5449. The drainage design has been developed in the Hydrology / Hydraulic report (Drainage Study) and corresponding SWMP in accordance with all County design guidelines. The final

Drainage Study and the Final SWMP are provided with this submittal.

3. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and groundwater supplies.

Development of the site is specifically designed to mitigate flooding and erosion downstream, and eliminate the potential for pollutant migration from the site. The proposed project will mitigate all pollutants leaving the site in accordance with the requirements for Low Impact Developments (LIDs) as applicable to all priority projects as of March 24, 2008. As such, a state-of-the-art refined Drainage Study and Storm Water Management Plan (SWMP) are included with this submittal. The Drainage Study and the SWMP are coordinated documents and include engineered techniques to minimize if not eliminate surface runoff pollutants from impacting any water bodies downstream. As shown in the Drainage Study and SWMP, there is no surface runoff diversion in accordance with County guidelines. In addition, surface runoff from the residential site is carried to vegetated bio-swales specifically designed to adequately carry and slow (the flow of runoff). The bio-swales trap particulate pollutants, promote infiltration, and reduce erosion from storm water runoff as promoted by the Regional Water Quality Control Board. The swales are incorporated into the proposed grading and drainage design of the site, and are engineered in the Drainage Study and identified in the SWMP.

I-18 Goal II. Conservation of Resources and Natural Processes

4. Encourage the conservation of the habitats of rare or unique plants and wildlife.

See I-15 Goal II – Item No.3, page 13.

5. Encourage the conservation of the areas with sensitive plant life and irreplaceable, high quality plant and animal communities.

See I-15 Goal II – Item No.3, page 13.

6. Encourage the utilization of streams as open space.

See I-15 Goal II – Item No.3, page 13.

10. Promote the use of floodways for recreation when appropriate.

The sensitive Oak Woodland area, wetland buffer and riparian area (featured sensitive areas) located within the project will be protected as Open Space specifically dedicated to the County of San Diego with private maintenance requirements and restrictive use covenants specified on title to the property. The use of this featured area for public purposes will be prohibited as required by County DPLU.

I-18 Goal IV. Distinguish and Separate Communities

11. Encourage the use of open space to separate conflicting land uses whenever possible.

See I-18 Goal II - Item No. 10 (this page). The existing commercial designation (C36) is being removed in accordance with the rezone request and replaced with the residential (A70) designation synonymous with the remainder of the site.

Agricultural Preserves and Open Space Easements

Goal II. Conservation of Resources and Natural Processes

2. Encourage the conservation of vegetation and tress needed to prevent erosion, siltation , flood and drought.

All sensitive areas are designed for preservation. Proposed grading is designed to mitigate erosion and eliminate offsite siltation.

3. Encourage the conservation of the habitats of rare or unique plants and wildlife.

All sensitive habitat areas shall be preserved. Although biological surveys of the site found no evidence of any state or federal endangered species, some sensitive species may use the habitats on site. Preservation of onsite habitats will continue to serve plants and wildlife.

4. Encourage the use of minor natural watercourses as local open spaces.

The natural ephemeral water courses onsite shall be protected in Open Space for maintenance and preservation and will not be subject to public use.

Open Space Design of Private Lands

I-24 Goal I. Health and Safety

2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams and groundwater supplies.

Development of the site is specifically designed to mitigate flooding and erosion downstream, and eliminate the potential for pollutant migration from the site. The proposed project will mitigate all pollutants leaving the site in accordance with the requirements for Low Impact Developments (LIDs) applicable to all priority projects as of March 24, 2008. As such, a state-of-the-art refined Drainage Study and Storm Water Management Plan (SWMP) are included with this submittal. The Drainage Study and the SWMP are coordinated documents and include engineered techniques to minimize if not eliminate surface runoff pollutants from impacting any water bodies downstream. As shown in the Drainage Study and SWMP, there is no surface runoff diversion in accordance with County guidelines. In addition, surface runoff from the residential site is carried to vegetated bio-swales specifically designed to adequately carry and slow (the flow of runoff). The bio-swales trap particulate pollutants, promote infiltration, and reduce erosion from storm water runoff as mandated by the Regional Water Quality Control Board. The swales are incorporated into the proposed grading and drainage design of the site, and are engineered in the Drainage Study and identified in the SWMP.

The project will assure a minimal adverse polluting effect on downstream water bodies by using Best Management Practices (BMPs) as developed above in the SWMP for Low Impact Developments (LID) filtering runoff onsite prior to drainage offsite.

3. Protect life and property by regulating use in areas subject to flooding, landslides, high fire hazard and high earthquake potential.

The project has been designed to protect life and property through the implementation of proper grading, drainage and

fire protection design. This will mitigate any potential landslide hazards and/or flood hazards, respectively.

Alternatively, and in accordance with the approved Fire Protection Plan, the implementation of properly designed fuel treatment (fire control) and limited building zones will mitigate fire hazards. These zones have been reviewed and approved by the local fire agency (NCFPD) and are depicted on TM 5449.

I-24 Goal II. Conservation of Resources and Natural Processes

- 4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought, and to protect air and water quality.**

See I-15 Goal II – Item No.3, page 13/I-18 Goal I – Item Nos. 1-3, page 14. All featured (sensitive) areas are designated for preservation. The proposed grading, erosion control and landscaping are all designed to mitigate erosion and eliminate offsite siltation.

- 5. Encourage the conservation of the habitats of rare or unique plants and wildlife.**

See I-15 Goal II – Item No. 3. All featured (sensitive) areas, wetland buffer and riparian habitat shall be preserved. A biological survey of the site found no evidence of any state or federal endangered species.

- 6. Encourage the use of minor natural watercourses as local open space.**

See I-15 Goal II – Item No. 3. The natural (ephemeral) watercourses onsite shall be protected in an Open Space easement. Maintenance and restrictive use of these areas will be specified in accordance with the fee-title (private) ownership of individual lots. As requested by DPLU these featured (sensitive) areas will not be promoted for public use.

Part II. Regional Land Use Element

Overall Goal

II-2 Land Use Goal 1.1: Urban growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the County be retained.

The parcels are located in the Current Urban Development Area (CUDA) of the County Regional Plan.

II-2 Land Uses Goal 1.2: Growth will be phased with facilities.

All public service facilities required for this proposed land use designation are in place with the exception of the (private) onsite roadway system proposed with the project, and half-street (public) dedications of public right-of-way improving Reche Road and Ranger Road as depicted on TM 5449.

Land Use Goals

II-2 Land Use Goal 2.6: Ensure preservation of contiguous regionally significant open space corridors.

See I-15 Goal II – Item No.3, page 13/I-18 Goal I – Item Nos. 1-3, page 14. The featured (sensitive) area onsite will be mapped in its entirety and maintained and protected in perpetuity through restrictive use covenants and dedication as Open Space in favor of the County of San Diego.

Environmental Goals

II-3 Environmental Goal 3.1: Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.

A Cultural Resources Study has been completed, submitted, reviewed and approved by County DPLU Staff.

Capital Facilities Goals

II-3 Capital Facilities Goals 4.1: Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.

The applicable service availability letters for all water, sewer, fire protection, and schools have been submitted in support of the approval of TM 5449. Site access for domestic and emergency purposes along existing and proposed private and

public roadway systems has been reviewed and approved by all public agencies with jurisdiction over the project.

II-3 Capital Facilities Goals 4.2: Assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service.

The Rainbow Municipal Water District, the North County Fire Protection District, the Fallbrook Union Elementary School District and the Fallbrook Union High School District have all indicated adequate facilities and services exist to serve the proposed development. Completed Facility Availability Forms in support of these declarations are included in **Appendix C** along with proof-of-purchase receipts for 19 Equivalent Dwelling Units (EDUs) proposed with TM 5449.

Part III. Circulation Element

Public Access

Reche Road – Included in the San Diego County Circulation Element as a rural 2-lane collector road

The project will be publically accessed from Reche Road which is identified as a Circulation Element Road by the County of San Diego. As analyzed in the Traffic Study by Darnell & Associates, this project adds less than 100 ADT to the Reche (roadway) segment and continues to operate at an acceptable level of service D (LOS D), or better. Based on this analysis, the project will not have any significant (direct) roadway segment impact. In support of the development the project proposes 12-feet of additional public road right-of-way dedication, and 42 feet of 1/2-street public road improvements, including a bike / emergency parking lane, and a 14-foot urban / suburban trail.

III-5 Bicycle Network Goal 1:

Provide for the safe and convenient use of bicycles throughout San Diego County for recreation and as a viable alternative to the automobile as a form of local transportation.

The project proposes 1/2-street road widening improvements along Reche Road that include the provision for an 8-foot wide Bike/Emergency Parking lane as requested by County DPW. A

street section detail depicting this Bike and Emergency Parking Lane has also been reviewed and approved by DPW and is depicted on TM 5449.

Part IV. Recreation Element

The goals of the recreation element are to enhance the physical, mental and spiritual well-being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors.

To avoid substantial physical deterioration of local recreation facilities, the proposed project will be required to pay fees to the County pursuant to the Park Land Dedication Ordinance (PLDO).

Part V. Seismic Safety Element

Seismic Safety Goals:

- **Minimize injury and loss of life;**
- **Minimize damage to public and private property;**
- **Minimize social and economic dislocations resulting from injuries, loss of life, and property damage.**

The proposed project will be developed in conformance with the all currently accepted land-design, development and construction practices; and consistent with all current local, state and federal seismic regulations, governing private and public development of offsite and onsite structures and facilities, in support of seismic safety mitigating geologic hazards.

Part VI. Scenic Highway Element

The project site has a zoning box “B” designator because of its proximity to the I-15 corridor, but is not visible from I-15 or any scenic highway as identified in the San Diego County General Plan. A presentation of the project, before the I-15 Corridor Committee, was conducted on April 17, 2008, and the Committee confirmed that the project is outside the scenic view corridor and deemed the project outside their jurisdiction and not subject to The Scenic Highway Element Policy.

Part VII. Public Safety Element

Fire Hazards

- Policy 1:** **The County shall seek to reduce the fire hazard to an acceptable level of risk.**
- Policy 2:** **The County will consider site constraints in terms of fire hazards in land-use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present measure will be taken to mitigate the risk of life and property loss.**

The project will implement the proposed measures to reduce fire hazards to an acceptable level in accordance with the Fallbrook Oaks - Fire Protection Plan (FPP), dated approved June 3, 2008, by the North County Fire Protection District (NCFPD). The FPP is provided with this submittal in support of project approval. Fire Service Availability Form is also provided (see Appendix C).

Part VIII. Noise Element

VIII-18 Policy 4b1: Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of CNEL equal to 55 decibels.

With the exception of Lot 18 the project proposes the construction of residential lots away from, and substantially above the public right-of-way along Reche Road. The existing sensitive Oak Woodland and Wetland areas slated for preservation will shield the visual impact and propagation of noise generated from Reche Road. At the direction of County DPW Lot 18 has been designated a potential noise sensitive area. As a result, noise impacts and mitigation measures have been analyzed and developed in the 'Fallbrook Oaks Preliminary Noise Study' dated June 2, 2008 by Urban Crossroads, Inc. As analyzed in this report (attached) the noise levels at Lot 18 will meet the County of San Diego 60 dBA CNEL standard without exterior mitigation (see page 1-1, Exterior Noise Mitigation). Proposed interior noise mitigation (see page 1-2, Interior Noise Mitigation) provides for the following:

- Provide ‘windows closed’ condition requiring a means of mechanical ventilation (e.g. air conditioning) for the second floor of Lot 18;
- To minimize the potential interior noise impacts, the second floor of Lot 18 should be provide with weather-stripped, solid-core exterior doors. Exterior wall / roof assemblies should also be free of cut-outs and openings;
- Provide up-graded windows for the second floor of Lot 18.

These mitigation measures shall be incorporated into the architectural design of the home proposed at Lot 18, and submitted for review and approval to the County Building Department with the final engineering of the site.

Part IX. Housing Element

Policy 1: Increase the supply of safe, sanitary and affordable housing.

With approval of this Tentative Map (TM 5449), General Plan Amendment and Rezone, the project site is proposing the development of 19 additional single-family homes. These homes will be built to current Health & Safety code standards.

Part X. Conservation Element

Water

Water Policy 9 (X-27): Encourage sewage treatment agencies to research and utilize improved technologies and methods of sewage treatment and that the health care agency be requested to find favorable consideration to methods other than ocean outfall and septic tanks.

This project has already been granted sewer availability service and purchased the necessary number of EDUs (19) for the residential homes proposed on TM 5449 (see Appendix C). Rainbow’s current sewer moratorium was proactively implemented in order to ensure adequate treatment of both the current level and the proposed maximum levels of effluent that will emanate from this area. The applicant (subdivider) is currently paying the required EDU sewer (and water) service rates in advance of development even though there is no contribution of effluent from the site. The initial cost of sewer

EDUs at \$15,845 per unit and current sewer service rates are developed factoring in all projected infrastructure costs beyond the moratorium.

Water Policy 10 (X-27): Storm drain runoff should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion.

See I-15 Goal II – Item No. 3, page 13. The proposed project will treat surface runoff to mitigate if not eliminate pollutant discharge from the site.

Water Policy 17 (X-32): Where nonstructural flood protection methods are not practical because of the value of previous urban development, concrete lined channels will be used only if all other structural methods are infeasible.

See I-18 Goal I – Item Nos. 1-3, page 14. There are no concrete channels proposed for the project. Manufactured bio-swales are designed to collect and slow runoff discharge, and filter potential contaminants before confluence with existing natural drainage courses onsite and offsite.

Water Policy 18 (X-30): The County will prevent filling or construction in the floodway.

See I-18 Goal I – Item Nos. 1-3, page 14. The entire floodway is slated for preservation in Open Space as depicted on TM 5449. There is no impact of the undisturbed floodway due to grading proposed in accordance with TM 5449.

Water Policy 19 (X-33): Setbacks from minor streams shall be required for all new structures. Setback requirements to prevent structures from flooding could be substituted for front or rear yard setbacks.

TM 5449 does not propose any structures adjacent to or in close proximity to the minor streams onsite.

Vegetation and Wildlife

Vegetation and Wildlife Policy 1 (X-45): The County will act to conserve and enhance vegetation, wildlife and fisheries resources.

See I-15 Goal II – Item No. 3, page 13. An Open Space easement to maintain and protect the featured (sensitive) area

onsite is proposed on TM 5449 in accordance with the requirements of County DPLU.

Vegetation and Wildlife Policy 5 (X-47): The County shall encourage the use of native plant species in review of landscape and erosion control plans for public and private projects.

Onsite landscaping and Irrigation (L & I) provided with the final engineering for the site will be designed in accordance with all County and Fire District standards for manufactured grading and erosion control purposes. Manufactured slopes will be planted with native Oaks trees (mirroring the oaks woodland area in the featured sensitive area onsite and within the proposed Open Space easement). The Landscape Concept Plan approved for the site and included with this submittal also specifies this type of native tree planting of slopes.

Vegetation and Wildlife Policy 6 (X-47): If a project is determined to have significant adverse impacts on plants or wildlife, an acceptable mitigating measure may be voluntary donation of land or monies for acquisition of land of comparable value to wildlife.

A Biological Report has been submitted to County DPLU. Biological surveys and anticipated impacts to native vegetation due to development have been quantified in accordance with DPLU requirements. Mitigation measures in terms of onsite credits, offsite land acquisition and/or cash contributions are pending final agreement and project approval from DPLU; and completion of the Application Amendment Form, the environmental declaration for the site, and public noticing of the project. It is anticipated that all environmental mitigation measures will be established in the Conditions of Approval for the final map as agreed to with the applicant / sub-divider.

Vegetation and Wildlife Policy 16: The County will regulate major land-clearing projects to minimize significant soil erosion, destruction of archaeological, historic, and scientific resources and endangered species of plants and animals (same as Policy 11 in Soils).

See I-15 Goal II – Item No. 3, page 13/I-18 Goal II – Item No. 10, page 16. Grading of the project will include initial maintenance to stabilize pads and graded slopes with temporary BMPs as are required and designed for the project, and approved by the County DPW with final engineering for the project. As grading is completed, permanent BMPs will be implemented including all final planting of trees, shrubs and

ground cover in accordance with the approved Landscape and Irrigation plan and the final SWMP. A Cultural Resource Study submitted in support of the project has determined that there are no archaeological, historic or scientific resources on site.

Astronomical Dark Sky Policy 1 (X-86): The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Final engineering for the project will be in accordance with County of San Diego Light Pollution Code Division 9 Section 59.104 standards. This usually includes the provision of low-power sodium lighting, if necessary. The community may not want the site lit in which case sodium lighting may not be implemented.

Cultural Sites Policy 1 (X-92): The County shall take those actions which will seek to conserve and protect significant cultural resources.

A Cultural Resource Report has been submitted to County Staff. No significant cultural resources were identified on the subject property as a result of this investigation.

Part XI. Energy Element

Energy Goal 3: Maximize energy conservation and efficiency of utilization.

This project will be designed in accordance with all State of California Title 24 energy conservation guidelines.

Part XII. Public Facilities Element

Section 2. Coordination of Facility Planning, Financing Program & Land Use Planning

Goal: Sufficient public facilities of all types available concurrent with need to serve county residents.

Goal: Cooperation among service providers, cities, and the county to provide sufficient public facilities in the most effective and efficient manner.

Policy 1.1: The County will include public facilities planning and availability as part of decision making on land use and development.

See II-3 Capital Facilities Goals 4.2. Sewer availability forms and receipt for purchase of required sewer EDUs from Rainbow Municipal Water District are included for reference (see Appendix C).

Policy 2.1: Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.

Service availability letters have been received from all service providers. Adequate public facilities and services exist and are available. Developer has also purchased Rainbow Municipal Water District EDU's required for TM 5449 sewer service (see Appendix C – all service letters).

Policy 2.2: Development projects will be required to provide or fund their fair share of all public facilities needed by the development.

The applicant shall pay all fair share fees and post all required deposits required to provide or fund public facilities and services.

Policy 3.1: The County will require new development to pay its full and fair share of the facilities costs for those facilities needs created by the development, including both local and County regional facilities.

All public facilities impact fees have been established for development within the Fallbrook area in the County of San Diego. The applicant will pay the project's fair share of impact fees. The applicant will participate as required to facilitate the timely design and construction of all necessary infrastructure conditioned on final engineering of the project.

Section 3. Parks and Recreation

Policy 1.1: The County will seek additional funding sources for the acquisition, expansion and development of local and regional parks.

The proposed project will result in an increase in residents to the area and it is not expected to significantly impact local or regional parks. However, the project applicant will participate with the acquisition, expansion and development of local and regional parks by paying an in-lieu fee at the time of building permit issuance.

Section 4. Transportation

Goal: A safe, convenient, and economical integrated transportation system including a wide range of transportation modes.

Policy 1.1: New development shall provide needed roadway expansion and improvements on-site to meet the demand created by the development, and to maintain a level of Service “D” on Circulation Element roads during peak traffic hours. New development shall provide off-site improvements designed to contribute to the overall achievement of a level of Service “D” on Circulation Element Roads.

The Traffic Study submitted to the County by Darnell & Associates determined that the proposed roadway system improvements will adequately accommodate all traffic generated by the project. Onsite project access will operate at LOS A during the AM / PM peak hours (Table 8 of the Traffic Study). Reche Road provides public access to the site and is identified in the County of San Diego Circulation Element (ultimately) as a rural 2-lane collector road with bike lane (page 7 of Traffic Study). The Darnell Traffic Study concludes that all key roadway segments (including Reche Road), as analyzed, continue to operate at an acceptable LOS D or better with the addition of the proposed project; and therefore, the proposed project is not considered to have a direct impact on the roadway network (page 18 of Traffic Study and Table 6 – Existing Plus Project Roadway Segment Level of Service Summary).

Policy 1.2: General Plan Amendments and Rezones shall be reviewed to ensure that any proposed increases in density or intensity of use will not prevent the planned Circulation Element road system from operating at its planned Level of Service (LOS) at build-out

The proposed General Plan Amendment and Rezone decreases any potential project density and associated traffic. The Traffic Study by Darnell & Associates concludes that the proposed project will have no direct impact on the roadway network in the vicinity of the project; and as a result will not prevent the planned Circulation Element road system from operating at its planned LOS.

Policy 2.1: New development shall be required to contribute its fair share toward financing transportation facilities.

The applicant shall pay the project's fair share toward transportation facilities in accordance with the County Transportation Impact Fee (TIF) allocation.

Policy 4.2: The County will ensure the development of its bikeway system and encourage its use.

The project proposes the dedication of 12 feet of additional public road right-of-way; and 42-feet of ½-street public road improvements along Reche Road. Reche Road will include an 8 foot Bike / Emergency Parking lane and a 14 foot urban suburban DG trail.

Section 5. Flood Control

Goal: Protection of life and property in areas subject to flooding.

Goal: Preservation and conservation of floodways in their natural state.

Policy 1.1: Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.

There are no 'blue-lined' streams or FEMA mapped flood zones within the vicinity of the project. There are existing ephemeral drainage courses running through the property. This project does not propose grading and / or development within the computed 100-year floodway mapped for purposes of this project. In accordance with the requirements of County DPW the 100-year floodway has been calculated in the Drainage Study provided in support of project approval, and is plotted on TM 5449, and on the Grading Plan for reference. This project proposes to protect the natural drainage courses and natural sensitive area including the existing Oak Woodland, the wetland, and the wetland buffer, in Open Space.

Policy 2.1: The use of natural channels will be required except in cases where no less environmentally damaging alternative is appropriate.

The natural existing ephemeral drainage courses onsite will not be impacted, and will be protected and maintained in Open Space as proposed in TM 5449.

Policy 5.1: The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban runoff.

See I-15 Goal II – Item No. 3, page 13. The proposed project will treat surface runoff to mitigate if not eliminate pollutant discharge from the site. Onsite surface runoff is slowed and allowed to filter through bio-swales and subsurface soils before exiting the site. In accordance with the Drainage Study submitted and approved in support of this project, post-development discharge totals are less than pre-development levels.

Section 7, Law Enforcement

Policy 3.2: New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the long-term objective.

The Applicant / Owner will participate with the acquisition, the expansion and the development of sheriff facilities by paying any required fees at the time of building permit issuance.

Policy 5.1: The County will require, whenever possible, subdivision design that aids in crime prevention and law enforcement operations.

The proposed subdivision design allows for adequate visibility and access by law enforcement operations that aid in crime prevention.

Section 10, Schools

Policy 1.2: To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity to meet State Department of Education standards to maintain an existing higher level of service provided by affected school district facilities.

At the time of building permit issuance for each proposed residence, a school facility fee will be paid at the current rates assessed by the local school district. That fee will aid in providing adequate facilities to serve the children that may be generated by the new development.

Section 11, Fire Protection and Emergency Services

Objective 1: Sufficient fire and emergency service facilities to meet established emergency travel time objectives to minimize fire and

emergency risk. The level of sufficient fire and emergency service facilities shall be based on the following factors.

- a) Demand for fire and emergency services;
- b) Geographic and demographic considerations;
- c) Type and number of structures requiring additional companies to meet Insurance Service Office (ISO) guidelines for fire flow requirements;
- d) Other special needs for fire suppression and emergency services, for example, recreation areas and petroleum industry.

The Project Fire Service Availability Form from the North County Fire Protection District (see NCFPD - Appendix C) states that the fire response time will be 2.5 minutes which meets the travel time necessary in the General Plan for lots less than 2-acres.

Policy 1.2: The County will ensure the availability of adequate fire and emergency service facilities in the review of discretionary land development applications, and require appropriate fire prevention and protection measures.

The NCFPD has determined that they can adequately serve the project and the Fallbrook Oaks Fire Protection Plan (FPP with letter approval dated June 3, 2008) has been submitted in support of this project. Fire prevention and fire protection measures are developed in the FPP including the design of adequate fire access, design and development of adequate fuel treatment zones (around the developed site), and maintenance of the biological Open Space.

Section 12, Wastewater

Policy 1.1: Land use planning, which is the responsibility of the County, will be coordinated with sewer system planning which is the responsibility of the facility providers.

Policy 1.2: Discretionary land development projects will only be approved if the service providers reasonably expect that wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Policy 1.3: All land development projects requiring the use of sewage conveyance, treatment and disposal facilities shall obtain a commitment

of service from the appropriate district prior to land preparation and construction.

Rainbow Municipal Water District has provided a Sewer Service Availability Form as required for the project. The Owner / Applicant has purchased the required number of Sewer Service EDUs to guarantee sewer service for the site in support of project approval (see Appendix C).

Section 13, Water Provision Systems

Policy 1.2: Discretionary land development projects dependent on imported water will only be approved if the service providers reasonably expect that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions place on project approval.

Policy 1.3: All land development projects requiring the use of imported water shall obtain a commitment of services by the appropriate district prior to land preparation and construction.

Rainbow Municipal Water District has provided a Water Service Availability Form as required for the project (see Appendix C).

Section 21, County Trails

Policy CP 3.7: Development projects and other discretionary projects proposed on lands upon which a trail or pathway in the Regional Trail Plan or Community Trails Master Plan has been identified may be required to dedicate and improve land for trail or pathway purposes.

The project proposes the dedication of additional public street right-of-way for 1/2-street improvement along Reche Road in accordance with County DPW requirements. The improvements include the provision of a 14 foot wide Urban / Suburban DG trail as reviewed and approved by Mary Ann Vancio with the County Community Trails Department.

B. Conformance with the Fallbrook Community Plan

a. General Goals

Preserve Fallbrook's Good Living Environment

Because:

- 1) Fallbrook currently has a unique village atmosphere characterized by predominantly low density residential development and agricultural uses, and**
- 2) Fallbrook is expected to grow from its present population of approximately 26,000 to approximately 34,368 persons by the year 1995.**

It is the goal of the County of San Diego to perpetuate the existing rural charm and village atmosphere while accommodating growth in such a manner that it will complement the environment of Fallbrook.

b. Residential Goal

Because:

- 1) Shelter is a very basic need, and**
- 2) A diversity of different housing types are desired by the population and add variety to the community.**

It is the goal of the County of San Diego to provide the enabling regulations necessary to permit a variety of housing types to accommodate the forecast population increase while retaining the rustic charm of the present living environment.

Residential Policies

- 3. Grading, for residential development, should not unduly disrupt the natural terrain, or cause problems associated with runoff, drainage, erosion or siltation.**

TM 5449 is sensitive to the natural terrain and proposes to preserve and maintain a significant area referred to as the existing featured sensitive area onsite. This sensitive area includes the ephemeral drainage courses within the Oak Woodland, the wetland, the wetland buffer and the riparian habitat. Project development is proposed explicitly within the disturbed areas onsite at the abandoned orchard, and at the disturbed area along Ranger Road currently used as a supplemental (tree) storage and staging area under operation by the nursery located across the street on Ranger Road.

4. **The preservation of the existing supply of affordable housing should be encouraged and when new developments propose the demolition of low cost housing units (especially mobile homes) and effort should be made to assure that suitable equivalent replacement units are available.**

TM 5449 and the related land use change does not affect the supply of affordable housing units. The existing abandoned residential structure onsite along Reche Road has burned down, and the area has been remediated as a result of the October 2007 fire. The project site proposes the development of an abandoned orchard. Affordable housing has not been supplanted.

5. **Country estates which combine residential and light agricultural uses, especially groves, should be encouraged.**

The proposed single-family residential lots are bordered by fuel management zones in accordance with the Fallbrook Oaks Fire Protection Plan (FPP) approved for the site. The A70 zoning proposed for the site allows for large 1-acre country estate-type residential lots and light agricultural. Also note that the majority of the site is sensitive and shall be preserved as Open Space. The existing abandoned orchard onsite was completely destroyed by the fire in October 2007. The existing Oak Woodland was also significantly impacted by the fire but is anticipated to recover and grow back to its previous drip-line limits. Preservation efforts by the County and constraints on the design of the site preclude significant agriculture and grove uses in the future.

c. Business Goal

Promote orderly growth of business and professional services;

Because commercial activities are of vital importance to Fallbrook because they supply residents and visitors with indispensable goods;

It is the goal of the County of San Diego to encourage the establishment of an atmosphere for free enterprise, orderly growth of business and professional services; and optimize convenience for local shopping needs.

Business Policies

2. The County should encourage the centralization of business areas and discourage “strip” commercial development.

The proposed rezone designation for the project from C36 to A70 eliminates the potential for a decentralized ‘strip’ commercial development along Reche Road.

d. Industrial Goal

Industrial uses are not zoned for the site, permitted by the County or proposed for the project.

e. Schools and Education goal

Because a fundamental element necessary for the ultimate realization of the overall goal is education;

It is the goal of the County of San Diego to encourage a continuing high level of public and private education opportunities and physical school facilities in the Fallbrook area so that every individual, from the preschooler to the adult retiree, can realize their full potential.

TM 5449 will pay school fees to mitigate its impact on local schools. A School Availability Letter has been provided by both the Fallbrook Union Elementary School District and the Fallbrook Union High School District (see Appendix C).

f. Floodplain and Open Space Goal

Preserve Natural Creek Channels

Because:

Preservation of areas in open space that are recognized as, valuable for conservation of resources, open space type recreation, safety purposes, inappropriate for urbanization or required as buffers for urban development will also enhance physical, mental and spiritual well-being by providing opportunities for outdoor recreation and appreciation.

It is the goal of the County of San Diego to encourage preservation, as permanent open space areas unsuitable for intense development.

Open Space and Floodplain Policies

- 1. Floodplains and natural stream courses should be preserved in permanent open space and uses limited to recreational or light agricultural uses.**

The featured sensitive area onsite including the existing natural ephemeral drainage courses will be preserved and maintained in private Open Space in accordance with the proposed TM 5449. There will be restrictive uses within the private Open Space that eliminate public recreational uses. The Open Space's aesthetic value can be appreciated from the public view corridors along the public right-of-way.

- 2. The construction of concrete lined flood control channels should be allowed only where such channels are necessary because of existing improvements which block flood flow and make channelization mandatory.**

TM 5449 does not propose any lined or concrete drainage channels. The natural drainage course onsite will be preserved in Open Space and maintained in accordance with the planning and design of TM 5449.

g. Public Utilities and Community Facilities

Provide adequate and equitable financed public services and facilities.

Because the demands made by a growing population can only be met through careful planning and management of public utilities and community facilities.

It is the goal of the County of San Diego to encourage the continued upgrading of utilities and services to provide an optimum level of service through the coordination of and cooperation between community services, public utility company and county agencies.

TM 5449 will contribute its fair share toward the development of public utilities and services in accordance with County

requirements in the final design and approval of the project. This proposed development has been coordinated with all public agencies serving this location and with all other agencies having jurisdiction over the project.

h. Agricultural Goal

Support light agricultural uses.

Because agriculture is an important element in the economic base of Fallbrook and will continue to be in the future.

It is the goal of the County of San Diego to support agriculture and agriculturally oriented services that promote Fallbrook's unique agriculture specialties.

Policies

1. The development of agricultural estates combining residential with light agricultural uses should be encouraged.

See B. Conformance With the Fallbrook Community Plan, b) Residential Goals – Item No. 5, page 34.

i. Parks and Recreational Goal

Encourage provision of recreational facilities.

Because recreation is recognized as vital to personal development.

It is the goal of the County of San Diego to encourage the provision of a well-balanced system of recreational facilities (public and private) to serve the entire area and meet the needs of all ages through both active and passive recreational opportunities.

Policies

3. Support the continued improvement of local parks and encourage the provision of overnight camping facilities within at least one local park.

TM 5449 will contribute its fair share of Park Fees in accordance with County requirements in the final design and approval of the project.

- 4. The voluntary dedication and development of equestrian and hiking trails through the community should be encouraged.**

TM 5449 proposes the provision of a 14-foot wide Urban / Suburban trail along Reche Road in accordance with the requirements of the County of San Diego. Within the 14-feet designated for the trail a 10-foot strip of disintegrated granite (DG) will be provided for public use. This alignment is as requested by Mary Anne Vancio with DPLU and has been reviewed and approved by County DPW.

j. Community Beautification and Design Goal

Enhance Fallbrook's Unique Village Character

Because on-going community beautification and sensitive design will enhance the total living environment through physical and aesthetic improvement of the community image and quality of life.

It is the goal of the County of San Diego to encourage sensitive design for all new development within Fallbrook, as well as encourage the upgrading and beautification of existing development.

Policies

- 1. Mature trees and significant land forms should be preserved in all public and private development projects.**

TM 5449 proposes to preserve the featured sensitive area onsite including the existing ephemeral drainage courses, Oak Woodland, Wetland, Wetland Buffer and Riparian Habitat areas. An 'Oaks' theme is proposed in accordance with the approved Landscape Concept Plan. This theme will be incorporated in the final landscaping design of the site and ultimate planting of Oak trees along the manufactured (slopes).

- 2. Adequate off-street parking should be provided for all types of vehicles in all new developments.**

TM 5449 proposes compliance with County Zoning Ordinance Section 6758 (residential Parking Requirements). Pad area and plot planning of residential lots are design to provide for and shield potential off-street RV parking uses by homeowners.

3. **Each landowner should be encouraged to maintain their property, including prompt removal of trash and abandoned vehicles.**

TM 5449 is proposed as a gated community with a Home Owners Association (HOA) to facilitate management and maintenance of private access to the site and the common areas within the subdivision. Homeowners will be required to abide by title restrictions and the Codes, Covenants & Restrictions (CCRs) developed for the site and approved by the California Department of Real Estate (DRE). Amongst other things, The CCRs will include monthly HOA fees, pedestrian / RV parking restrictions, maintenance of private areas and trash collection. The HOA will have discretionary power to enforce the CCRs.

4. **On-site signs should compliment the aesthetic value and village character of the community.**

TM 5449 proposes an entry gate. As a gated community, the signage shall front the project to identify the site. Final signage design will be included with the landscape architect's scope-of-work. The landscape plans will be prepared and submitted to the County for review and approval in accordance with DPW and DPLU requirements. We anticipate a rustic, village-type of stone finish to fit the character of the community.

5. **A "village style" architectural design theme should be encouraged throughout the community.**

The preliminary architecture submitted in support of approval of TM 5449 does indeed utilize a mixture of California Rustic, Spanish and English Village themes. The architecture has also been preliminarily established based on an evaluation of product that will both fit the character of the community and be marketable and attractive to potential homebuyers.

8. **Necessary grading impacts should be minimized through wise grading practices and landscaped areas which are disturbed by grading should be re-vegetated. Drainage and runoff should be controlled so as not to exceed the rate associated with the property prior to grading.**

See I-15 Goal II – Item No.3, page 13/I-18 Goal I – Item Nos. 1-3, page 14. A Drainage Study is provided in support of the approval of this project. The Drainage Study includes calculations supporting the proposed grading and drainage design for the project. The grading and drainage structures proposed for the project detain and minimize post-development runoff totals below the current existing undeveloped conditions. The design of the site has been specifically developed to limit impacts to existing drainage structures downstream.

Circulation Element

Goals and Policies

The overall objective of the Circulation Element of the Fallbrook Community Plan is to guide and encourage the development of a logical and balanced transportation network which will allow safe and efficient travel throughout this rural community. To achieve this end, the transportation network should:

Be designed to follow existing road alignments where possible;

Adequately accommodate automobile, public transit, and non-motorized modes of travel; and

Encourage the preservation of the rural and agricultural character of the community.

Access Roads

Goal 9: It is the intent of this plan to limit community disruption and to reduce both noise pollution and traffic congestion by encouraging the development of perimeter road system

A public roadway network system exists around TM 5449. In accordance with the approved Traffic Study, the proposed onsite private roadway system operates at a LOS A. Public access along Reche Road will continue to operate at acceptable LOS D after development of the site.

Policy 9.1 Arterial roads should be designed to avoid residential neighborhoods and be routed around rather than through residential areas.

There are no arterial roads located within the proposed development.

Policy 9.2 The construction of new, or the upgrading of existing roads, as shown on the circulation element, shall not be accomplished until their need has been demonstrated to, and evaluated by, the Fallbrook Citizens Planning Group. This requirement shall be met by the annual review of the Department of Public Work's Six-Year Work Program.

TM 5449 provides for the dedication of additional public road right-of-way and improvements to Reche Road, a circulation element road, as required by the County Department of Public Works (DPW). The Fallbrook Community Planning Group has reviewed the TM design (April 16, 2007) and had no comment regarding the ½-street improvements to either Reche Road or Ranger Road.

Policy 9.3 Roads shall be aligned to follow natural contours with minimum grading and minimum disturbance to the natural amenities of the community. As an example: roads through environmentally sensitive areas and areas of natural scenic beauty shall be avoided.

TM 5449 proposes improvements to existing public roads as required by County DPW and limits proposed public road construction to the widening and improvement of Reche Road and Ranger Road only. The project does not impact any natural amenities.

Residential Areas

Goal 4: Local and residential roads should be designed and constructed so as to reflect the rural and agricultural character of the community.

TM 5449 proposes rural streets to match the character of the existing areas. In accordance with the requests and comments of the Fallbrook Community Planning Group April 16, 2007, sidewalks, and curbs and gutters have been eliminated to reflect and mirror the back road character of the surrounding community, and paving is limited. Interior roads are designed in accordance with the guidelines of the County DPW Private

Road Standards Manual and have been reviewed approved as such by County DPW (see Design Exceptions Letter approved September 2008 - Appendix G).

Policy 4.1 Local roads shall be designed with maximum emphasis on scenic beauty by following natural contours and avoiding extensive grading to the greatest possible extent.

TM 5449 proposes a single, local private onsite street - Keystone Oaks Road - and is designed at a longitudinal design grade to follow the natural terrain of the site and minimize the amount of grading.

Goal 5: It is the desire of the community to maintain the presently existing rural agricultural appearance. Therefore, new residential developments are encouraged to provide adequate off-street parking areas for both residential and visitors.

TM 5449 proposes adequate off-street parking in conformance with the County Zoning Ordinance requirements.

Goal 7: It is the intent of this plan to encourage the maintenance of the existing rural and agricultural character of the community. To achieve this goal, concrete curbs, gutters, and sidewalks shall be discouraged in the rural and agricultural portions of the planning area.

See Residential Areas – Goal 4, page 41, and Design Exceptions Letter approved September 2008 (Appendix G).

Policy 7.1 Residential subdivisions creating lots of one-half acre or greater shall incorporate asphaltic berms, as necessary, in lieu of concrete curbs and gutters unless concrete curbs and gutters are required because of the grade of the road.

The minimum lot size is 1-acre. County DPW has approved private road improvements interior to the project. The interior private road is not designed with asphaltic or concrete curb and gutter (see Design Exceptions Letter approved September 2008 - Appendix G).

Recreational Areas

Goal 8: Riding, hiking, and non-motor driven vehicle trails should not conflict with the rural and agricultural character of the community.

Policy 8.2 Public non-motorized trail systems shall be encouraged within new residential subdivisions. If possible, these trails should provide access to public transit facilities, schools, and shopping areas.

TM 5449 does not provide for public trails within the proposed private Open Space areas. The Open Space area shall be preserved with restrictive uses.

Conformance with the I-15 Corridor Subregional Plan.

Goal: Preserve to the extent possible, the scenic attributes of the I-15 corridor.

The project location is not visible from the I-15 corridor. TM 5449 was presented before the I-15 Corridor Committee on April 17, 2008 and the Committee determined that the project was not visible from the I-15 and therefore not within their jurisdiction.

CONCLUSION OF GOALS AND POLICIES:

The proposed General Plan Amendment conforms to the Goals and Policies of the General Plan and the Fallbrook Community Plan.

III. INFRASTRUCTURE

A. TRANSPORTATION

Darnell & Associates has prepared and submitted the required Traffic Study. This Traffic Study has been approved along with an addendum (indirect) Traffic Impact Study of the I-15 overpass at SR-76. This project will pay its fair share of the Traffic Impact Fees (TIF) as imposed by the County of San Diego.

B. PUBLIC FACILITIES, SERVICES, AND SAFETY

Water

Water will be provided by Rainbow Municipal Water District (RMWD). RMWD has provided a Project Facility Availability Letter for water service in support of the project (See Appendix C). The applicant shall install meters and pay fees established by RMWD.

Sewer

Sewer service will be provided by Rainbow Municipal Water District (RMWD). The Applicant / Sub-divider has provided valid receipt for 19 EDUs purchased in support of approval of TM 5449 (see Appendix C).

Flood Control

Flood Control upstream and downstream of the project is provided through public storm drain facilities maintained by the County of San Diego. Potential impacts to those facilities have been established in the Drainage Study submitted, reviewed and approved by County DPW in support of TM 5449. In accordance with that Drainage Study this project will reduce the amount of surface runoff from pre-development conditions imparting no impact to existing facilities.

Electricity

San Diego Gas & Electric (SDGE) will provide dry-utility (gas/electric) service for the site. Dry-utility infrastructure exists around the perimeter of the site for extension through the project.

Telephone

Telephone service will be provided by SBC to the site.

Fire Protection

Fire Protection and Emergency Services will be provided by the North County Fire Protection District (NCFPD). Local Fire Station No. 24 is located at 4375 Pala Mesa Drive approximately 2.8 miles from the project site. A Fire Service Availability Letter is provided (see Appendix C).

Law Enforcement

Law enforcement will be provided by the San Diego County Sheriffs Department.

Schools

Public education will be provided by the Fallbrook Union Elementary School District (primary education) and Fallbrook Union High School District (secondary education). School Availability Letters from the Districts are provided (see Appendix C).

IV. PHYSICAL DEVELOPMENT

The proposed General Plan Amendment would re-designate 22 acres of the project site from (6) Residential, and approximately 5.2 acres from (13) General Commercial to (2) Residential, to allow development of 1-acre residential lots and conservation of the natural sensitive area onsite in dedicated Open Space. The proposed amendment is consistent with the Draft GP 2020 designation of the site as Semi-Rural Residential 1. A Rezone is also proposed to eliminate the C36 (General Commercial/Limited Residential) from approximately 5.2 acres of the property and apply the current A70 Use Regulations to the entire site. The proposed development is consistent with CUDA designation and the surrounding agricultural and single family, large lot development.

V. ENVIRONMENTAL DOCUMENTATION

Issues involving traffic generation and biological impacts have been identified for environmental study requiring further analysis as follows.

A. TRAFFIC

Traffic Consultant Darnell & Associates, Inc. prepared the required Traffic Study in support of the project. This Traffic Study has been approved by County DPW.

B. BIOLOGY

Biological Consultant VHBC, Inc. conducted an extensive biological survey of the site and prepared a comprehensive Biological Study in accordance with the requirements of the County DPLU. Final minor revisions requested by former DPLU (PM Christine Stevenson) have been submitted to new project DPLU PM Mark Slovick for approval. The Applicant / Sub-divider anticipates that all final environmental impacts have been quantified and that mitigation measures will now be established by DPLU for completion of the Amended Application and Conditions-of-Approval for the final map.

VI. IMPLEMENTATION

A. CONCURRENT PROCESSING

The applicant proposes the following items be processed concurrently with the processing of this General Plan amendment:

- **Rezoning**

A Rezone is proposed for a portion of parcel 107-070-03 from C36 commercial to A70 agricultural.

- **Tentative Map**

A Tentative Map (TM 5449) has been filed for processing and approval with the County DPLU establishing proposed lot-line subdivision of property, grading and drainage, site planning, conservation of Open Space, dedication of additional public right-of-way and infrastructure improvements as required and approved by County DPW.

- **Site Plan**

A Site Plan has been filed with County DPLU with the Tentative Map (TM 5449).

- **Environmental Initial Study (AEIS)**

An Environmental Initial Study has been filed with the County for processing in accordance with the California Environmental Quality Act (CEQA).

- **Lot Area Averaging**

An application for lot area averaging has been approved on findings by County DPLU and County Counsel. See approval letter dated 8 April 2008 (Appendix H).

B. PHASING

It is anticipated that the entire project will be built in one or two phase. This shall be dependent on the state of the home sales market at the time of construction.

VII. APPENDICES A through E

A. TENTATIVE MAP / GRADING PLAN / SITE PLAN

B. SLOPE ANALYSIS BY LUNDSTROM + ASSOCIATES

C. PUBLIC SERVICE AVAILABILITY FORMS/ EDU RECEIPTS/FIRE LETTER

- Fire Availability Form – North County Fire Protection District
- Sewer Availability Letter – Rainbow Municipal Water District
- School Availability Form – Fallbrook Union Elementary S.D.
- School Availability Form – Fallbrook Union High S.D.
- Water Availability Form – Rainbow Municipal Water District
- Receipt for purchase - (19) Equivalent Dwelling Units (EDUs) from Rainbow Municipal Water District for sewer service
- Letter from NCFPD approving Fire Protection Plan

D. APPLICATION ENVIRONMENTAL INITIAL STUDY (AEIS)

E. EVIDENCE OF PARKING WAIVER

F. TRAIL DESIGN ACCEPTANCE BY APPROPRIATE COUNTY STAFF

G. DESIGN EXCEPTION LETTER (DPW)/MWD LETTER

H. LOT AREA AVERAGING APPROVAL (BY DPLU/COUNTY COUNSEL)